

BOARD OF APPEAL REFERRALS

April 6, 1975

1. Z-3284-3285 Joslin Diabetes Foundation, Inc.
162-166-170 Pilgrim Road, 370 Longwood Avenue, 15 Joslin
Road, Boston
2. Z-3286 Eastern Gas and Fuel Associates
Richard L. Levinson Associates, Inc.
182-212 Boylston Street, Boston
3. Z-3288 Sunrise Realty Co., Inc.
Alvin Ludwig
18 Newbury Street, Boston
4. Z-3290 Anna V. Beale
53-65 Washington Street and 80 Garfield Avenue, Hyde Park
5. Z-3293 Museum of Fine Arts
67 Louis Prang Street, Boston
6. Z-3294-3295 Richard Corsi
8-10 Andria Road, Hyde Park
7. Z-3303 St. John's Episcopal Church
Agassiz Community School Council, Inc.
1 Roanoke Avenue, Jamaica Plain

MEMORANDUM

April 3, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing date: 4/8/75

Petition No. Z-3284-3285
Joslin Diabetes Foundation, Inc.
162-166-170 Pilgrim Road, 370 Longwood
Avenue, 15 Joslin Road, Boston
at Brookline Avenue

Hospital complex, Fenway Urban Renewal Project Area; apartment (H-2) and local business (L-1) districts.

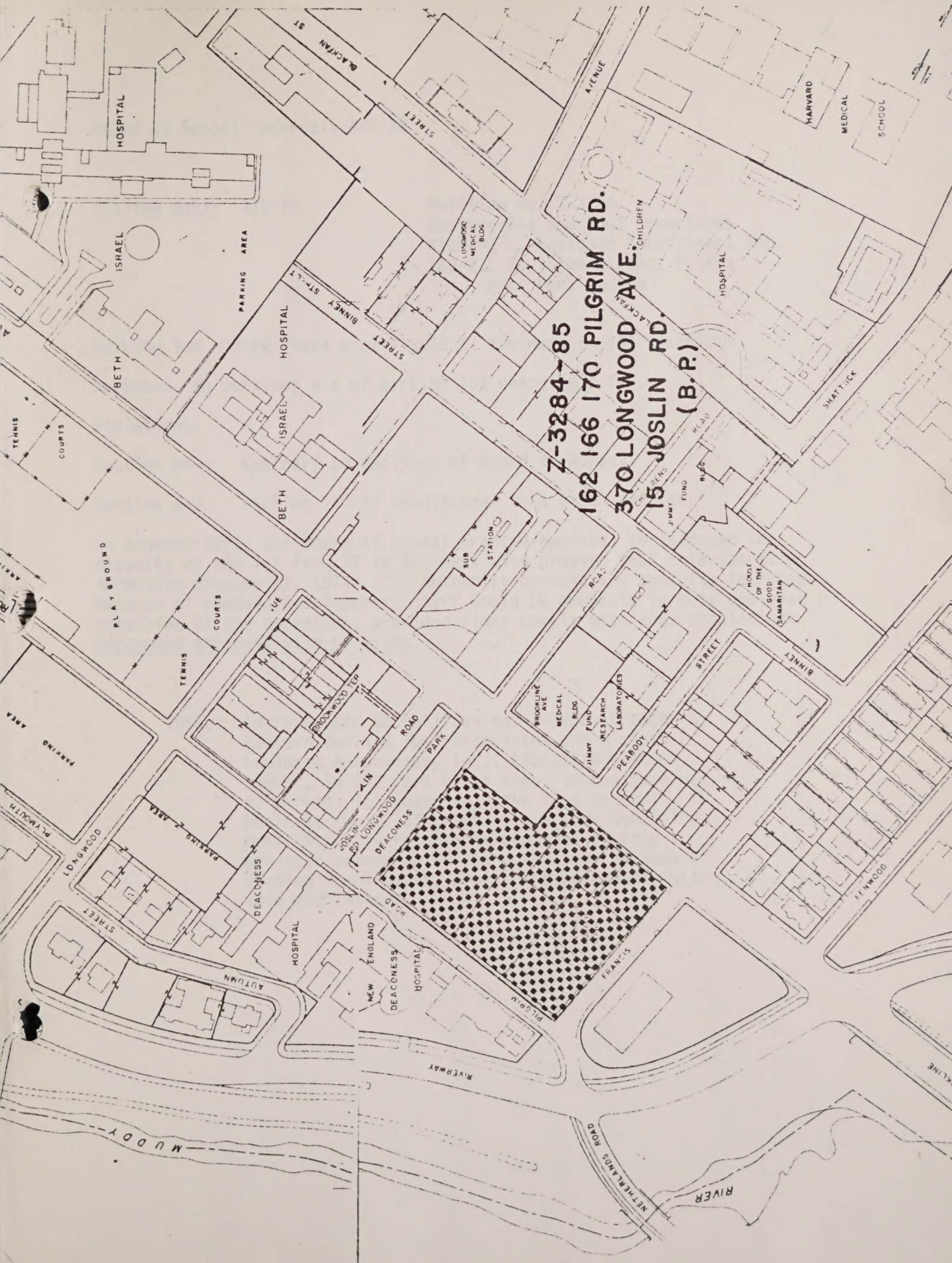
Purpose: Subdivide land; increase lot area.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	2.0	2.4
Section 16-1. Height of building is excessive.	3 stories 35 ft.	4 stories 46 ft.
Section 17-1. Open space is insufficient.	150 s.f.	26 s.f.
Section 19-1. Side yard is insufficient.	20 ft.	2 ft.
Section 20-1. Rear yard is insufficient.	12 ft.	5 ft.
Section 21-1. Setback of parapet is insufficient.	14 ft.	0

In November 1974, petitioner was granted a building permit to construct a four-story addition to existing facility after Board of Appeal approval with Authority design review. Subsequently a contiguous lot was purchased, resulting in proposed subdivision and combination of lots. This proposal would ease administration for building, title, and related purposes. Floor area ratio increase would be minimal (2.41-2.43). Recommend approval with continuation of design review.

VOTED: In reference to Petitions Nos. Z-3284-3285, brought by Joslin Diabetes Foundation, Inc., 162-166-170 Pilgrim Road, 370 Longwood Avenue, 15 Joslin Road, Boston, in the Fenway Urban Renewal Area, for seven variances to subdivide land and increase lot area in apartment (H-2) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval with continuation of Authority design review process.



Z-3284-85

162 166 170 PILGRIM RD.

370 LONGWOOD AVE.

15 JOSLIN RD.

(B.P.)

Board of Appeal Referrals 4/3/75

Hearing date: 4/8/75

Petition No. Z-3286
Eastern Gas and Fuel Associates
Richard L. Levinson Associates, Inc.
182-212 Boylston Street, Boston
near Park Square

Parking lot - Park Plaza area - general business (B-10) district.

Purpose: to continue use of parking lot charging a fee.

Violations:

Section 6-4: Contrary to decision of Board of Appeal.

Section 8-7. Parking lot is conditional in a B-10 district.

In January 1972, the Board of Appeal granted approval to increase the capacity of the lot from 77 to 103 cars with proviso that this operation terminate January 31, 1974. The Authority opposed the capacity increase. Because of pending development, staff would be amenable to only one-year extension of the operation, provided signs comply with code regulations. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3286, brought by Eastern Gas and Fuel Associates and Richard L. Levinson Associates, Inc., 182-212 Boylston Street, in the Park Plaza area, to continue use of parking lot charging a fee in a general business (B-10) district, the Boston Redevelopment Authority recommends approval of only a one-year extension of the operation, because of pending development, provided signs comply with code regulations.



Z-3286 BOSTON
182-212 BOYLSTON ST.
(B.P.)

Board of Appeal Referrals 4/3/75

Hearing date: 4/8/75

Petition No. Z-3288
 Sunrise Realty Co., Inc.
 Alvin Ludwig
 18 Newbury Street, Boston
 near Arlington Street

Five-story structure - general business (B-4-70) district.

Purpose: to change occupancy from mercantile office and store to one apartment, advertising agency office, two retail furrier stores, and furrier workshop.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	0
Section 23-1. Off-street parking is insufficient.	1 space	0

Essentially, the proposal would create an apartment unit on the fifth floor. The commercial-residential uses of the structure would be compatible with the general area. Recommend approval.

VOTED: In reference to Petition No. Z-3288, brought by Sunrise Realty Co., Inc., 18 Newbury Street, Boston, for two variances for a change of occupancy from mercantile office and store to one apartment, advertising agency office, two retail furrier stores, and furrier workshop in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval. The commercial-residential uses of the structure would be compatible with the general area.

Z-3288
18 NEWBURY ST.
(B.P.)



Board of Appeal Referrals 4/3/75

Hearing date: 4/15/75

Petition No. Z-3290

Anna V. Beale

53-65 Washington Street and
80 Garfield Avenue, Hyde Park
near Newacre Road

One-story commercial structure - single-family (S-.5) district.

Purpose: to erect one-story retail grocery structure to replace existing;
install exterior dumpster.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. A retail store is forbidden in an S-.5 district.		
Section 8-7. Outdoor dumpster is forbidden in an S-.5 district.		
Section 10-1. Accessory parking may not occupy any part of required front yard.		
Section 11-1. Number of signs is excessive.		
Section 19-1. Side yard is insufficient.	12 ft.	0
Section 20-1. Rear yard is insufficient.	50 ft.	15 ft.

The site, although located in a predominantly single-family neighborhood, is within two blocks of the 200-unit Fairmount public housing project. Proposed convenience store would replace a similar use presently inoperable because of fire damage and repairs required to the structure. Facility would benefit the community and adjacent housing development. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3290, brought by Anna V. Beale, 53-65 Washington Street and 80 Garfield Avenue, Hyde Park, for a conditional use, two forbidden uses, and three variances to erect a one-story retail grocery structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans (parking, landscaping-screening of structure, and exterior dumpster) are submitted to the Authority for design review. Facility would benefit community and adjacent housing development.

Z-3290
80 GARFIELD AVE.
53-65 WASHINGTON ST.
(H.P.)



Board of Appeal Referrals 4/3/75

Hearing date: 4/15/75

Petition No. Z-3293
Museum of Fine Arts
67 Louis Prang Street, Boston
near The Fenway

Three-story masonry structure - Fenway Urban Renewal Area - apartment (H-2) district.

Purpose: to change occupancy from three-family dwelling to art school and ancillary use.

Violations:

Section 8-7. An art school is conditional in an H-2 district.

Section 8-7. A use ancillary to an art school is conditional in an H-2 district.

Petitioner would utilize the structure in connection with and as part of its art school (classes, seminars, studios, workrooms, libraries, offices, storage, and other school functions).

Elimination of three residential units for institutional use is unwarranted, would create an adverse precedent, and is contrary to neighborhood and urban renewal plan objectives. Recommend denial.

VOTED: In reference to Petition No. Z-3293, brought by Museum of Fine Arts, 67 Louis Prang Street, Boston, in the Fenway Urban Renewal Area, for two conditional uses for a change of occupancy from a three-family dwelling to art school and ancillary use in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Elimination of three residential units for institutional use is unwarranted, would create an adverse precedent, and is contrary to neighborhood and urban renewal plan objectives.

Z-3293
67 LOUIS PRANG ST.
(B.P.)



Board of Appeal Referrals 4/3/75

Hearing date: 4/15/75

Petition Z-3294-3295
 Richard Corsi
 8-10 Andria Road, Hyde Park
 near George Street

7,650 square feet of land with partially completed structure - residential (R-.5) district.

Purpose: to erect two one-family dwellings; subdivide land.

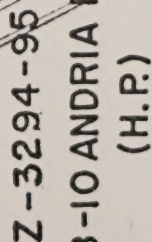
Violations:

		<u>Required</u>	<u>Proposed</u>
<u>#8</u>			
Section 14-1.	Lot area is insufficient.	5,000 s.f.	4,505 s.f.
Section 19-1.	Side yard is insufficient.	10 ft.	0
Section 20-1.	Rear yard is insufficient.	32 ft.	20 ft.
<u>#10</u>			
Section 14-1.	Lot area is insufficient.	5,000 s.f.	3,145 s.f.
Section 14-3.	Lot width is insufficient.	50 ft.	37 ft.
Section 14-4.	Street frontage is insufficient.	50 ft.	37 ft.
Section 20-1.	Rear yard is insufficient.	32 ft.	20 ft.
Section 19-1.	Side yard is insufficient.	10 ft.	0

Staff is of the opinion that the existing foundation and framing as situated on the lot would be more conducive to a two-family dwelling. This use would reduce driveway and parking problems resulting from proposed subdivision.

Recommend approval of a two-family dwelling.

VOTED: In reference to Petitions Nos. Z-3294-3295, brought by Richard Corsi, 8-10 Andria Road, Hyde Park, for eight variances to erect two one-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval of a two-family dwelling. This use would reduce driveway and parking problems resulting from proposed subdivision.



Board of Appeal Referrals 4/3/75

Hearing date: 4/15

Petition No. 3303
St. John's Episcopal Church
Agassiz Community School Council, Inc.
1 Roanoke Avenue, Jamaica Plain
at Revere Street

One-story church - residential (R-.5) district.

Purpose: to change occupancy from church to church and nursery school.

Violation:

Section 8-7. A preschool program for children is conditional in an R-.5 district.

School would be located in the basement of the church with provisions for a maximum capacity of 15 children. Arrangements have been made with a nearby institution for staff parking. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3303, brought by St. John's Episcopal Church, 1 Roanoke Avenue, Jamaica Plain, for a conditional use for a change of occupancy from a church to church and nursery school in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided facility complies with City and State regulations.



Z-3303
1 ROANOKE AVE.
(J.P.)